



COMPREHENSIVE PLAN AMENDMENT  
STAFF REPORT  
OFFICE OF PLANNING & ZONING

Tab Number: 4

Public Hearings: Planning & Zoning Board (PZB): April 7, 2021  
Board of County Commissioners (BCC) (Transmittal): April 27, 2021  
Board of County Commissioners (BCC) (Approval): To Be Determined

Case No. and Project Name: FLU-21-01-1, Holiday Travel Park

Applicant: Jimmy D. Crawford, Esq.

Owner: Holiday Travel -Venture I, LLC c/o Brandon Schilling

Requested Action: Amend the Future Land Use Map (FLUM) to change the Future Land Use Category on approximately 277.93 acres from Urban Low and Urban Medium to Planned Unit Development Future Land Use Category (FLUC) and amend associated Comprehensive Plan Policies to incorporate the proposed development program for the Holiday Travel RV Park which will include 995 temporary RV spaces, 112 mobile home sites, and associated facilities.

Staff Determination: Staff finds the application consistent with the Comprehensive Plan and Land Development Regulations (LDR).

Case Manager: Michele Janiszewski, AICP, Chief Planner

PZB Recommendation:

**Subject Property Information**

Size: 277.93 Gross Acres, 130.65 Acres of Wetlands

Location: North of County Road 33 and West of U.S. Highway 27, in the Leesburg area

Alternate Key No.: 1741688

Current Future Land Use: Urban Low Density and Urban Medium Density

Proposed Future Land Use: Planned Unit Development

Current Zoning District: Mobile Home Rental Park (RMRP) and Conditional Use Permit (CUP) 1996-51

Proposed Zoning District: Planned Unit Development (PUD) [Separate Application - See RZ-21-02-1]

Flood Zone: "AE" and "X"

Joint Planning Area / ISBA: Leesburg ISBA

Overlay Districts: Partially within a Major Commercial Corridor  
Naval Undersea Warfare Center Okahumpka Mission Impact Zones Overlay District

**Land Use Table**

<b><u>Direction</u></b>	<b><u>Future Land Use</u></b>	<b><u>Zoning</u></b>	<b><u>Existing Use</u></b>	<b><u>Comments</u></b>
<b>North</b>	Urban Low and Urban Medium	RMRP and Agriculture (A)	Wetlands and Rental Mobile Home Park	Cypress Creek Mobile Home Park (MHP)
<b>South</b>	Urban Medium and Regional Commercial	RMRP, Urban Residential (R-6), Neighborhood Commercial (C-1) and Planned Commercial (CP)	Vacant Commercial, residential, and Rental Mobile Home Parks	County Life MHP and the HUB MHP
<b>East</b>	Urban Medium and Urban Low	C-1 and RMRP	Rental Mobile Home Park and Vacant Commercial	Live Oak MHP
<b>West</b>	Urban Low	A	Wetlands	

**Staff Analysis**

The subject property (identified by Alternate Key Number 1741688) contains approximately 277.93 gross acres and contains 130.65 acres of wetlands. The subject property is located North of County Road 33 and West of U.S. Highway 27, in the Leesburg area. The property obtained approval via a conditional use permit to develop the property as a ‘travel trailer park and campground operation’ in 1971 (CUP #285-2). Since it’s initial approval, the Holiday Travel CUP was amended multiple times to incorporate additional land, allow two mobile homes to be used as caretaker’s residences, add TV cable antenna as a permitted use, and allow a site-built residence for the manager.

The Applicant is seeking to amend the Future Land Use Map to establish a PUD FLUC on the subject property with an associated development program to accommodate the existing and proposed uses. The draft PUD Ordinance (Attachment B) incorporates the conditions from the previous approvals and includes the existing and proposed uses of the property. If the application for the comprehensive plan amendment is approved by the Board of County Commissioners (the ‘Board’) for transmittal to the Florida Department of Economic Opportunity (DEO), the rezoning application will be presented to the Board at the same time as the Future Land Use Amendment for approval.

**Standards for Review (LDR Section 14.03.03)**

**A. Whether the proposed amendment is consistent with all elements of the Comprehensive Plan.**

The proposed amendment is consistent with all elements of the Comprehensive Plan.

The Future Land Use Element seeks to ensure compatibility between densities and intensities of development, providing for land use transitions as appropriate to protect the long-term integrity of both urban and rural areas; promote the conservation and preservation of Lake County’s natural and cultural resources; and direct compact development to established urban areas to prevent sprawl. The application is consistent with Comprehensive Plan Policy I-1.1.4 Direct Density to Existing Urban Centers which directs the County to guide growth to existing urban areas where public facilities and services are presently in place and discourage growth within rural areas. The subject property has been developed with an RV park for fifty (50) years and allowing a modest increase in the number of RV sites and the allowance of permanent mobile home sites will be consistent with this policy and the Future Land Use Element

The Capital Improvements Element seeks to maintain adopted level of service standards and ensure public facilities and services are available concurrent with development. The proposed development will not be issued a final development order by the County unless there is sufficient capacity of public facilities to meet the standards for levels of service for the existing population and for proposed development.

The Conservation Element is intended to provide a framework for the ongoing monitoring, management and use of the County's natural resources. The subject property contains wetlands, but the new RV and mobile home spots will be setback fifty (50) feet from the jurisdictional wetland line. The application is not in conflict with the Conservation Element.

The Economic Element seeks to strengthen the County's position as a business center for Central Florida by aggressively pursuing opportunities and building collaborative relations with regional allies. The proposed amendment is not in conflict with the Economic Element.

The purpose of the Housing Element is to guide Lake County in developing appropriate goals, objectives and policies that demonstrate the County's commitment to meet the identified needs of all its residents. The application proposes providing 112 mobile home sites for permanent occupancy and is not in conflict with the Housing Element.

The Intergovernmental Coordination Element strives to promote coordination between Lake County and other local, state, regional, and federal government entities. The subject property is located within the Leesburg ISBA; the City of Leesburg was provided with a copy of the application and did not provide feedback. The property is also located within the Naval Undersea Warfare Center Okahumpka Mission Impact Zones Overlay District. Comprehensive Plan Objective I-6.5 Naval Undersea Warfare Center Okahumpka Mission Impact Zones Overlay District states that Lake County shall protect the long-term viability of the military facility, located at Bugg Spring, through the management of the underlying future land uses within the Mission Impact Zone. The application was provided to the Navy and no feedback has been received on the application at this time.

The goal of the Parks and Recreation Element is to facilitate the development and management of parks and facilities for a recreation system that includes environmental lands, trails, and other recreational opportunities that meets the diverse needs of a growing community. The concept plan shows active and passive recreational uses, and the PUD will allow recreational facilities in conjunction with the travel park and residential uses. As such, the application is consistent with the Parks and Recreation Element.

The goal of the Transportation Element is to prepare a plan that emphasizes more efficient use of the existing transportation system and contributes to the wider national objectives of energy conservation, improved air quality, and increased social and environmental amenity. The application is not in conflict with the Transportation Element.

The purpose of the Public Facilities Element is to ensure that public facilities are available to meet the needs of Lake County residents; public facilities in this element refers to aquifer recharge, potable water, sanitary sewer, solid waste, stormwater, and public-school facilities. The proposed development will need to demonstrate that public facilities are available prior to receiving a final development order.

**B. Whether the proposed amendment is in conflict with any applicable provisions of these regulations.**

The proposed amendment is not in conflict with any provisions of the LDR. If the amendment is approved for transmittal, the application will be brought back before the Board with an application to rezone the property to PUD which will incorporate the applicable comprehensive plan policies and regulations.

**C. Whether, and the extent to which, the proposed amendment is inconsistent with existing and proposed land uses.**

The application is seeking to make the fifty (50) year old RV park a conforming use to allow for redevelopment and expansion. These uses are specifically named in the draft PUD ordinance which will be codified into the Comprehensive Plan as the property's development program.

**D. Whether there have been changed conditions that justify an amendment.**

With the adoption of the 2030 Comprehensive Plan, the subject property was designated as Urban Low and Urban Medium Future Land Use Category. The application is seeking to amend the Future Land Use Map to change the

land use designation to Planned Unit Development (PUD) to accommodate the existing development and allow for a minor expansion of the park.

- E. Whether, and the extent to which, the proposed amendment would result in demands on public facilities, and whether, or to the extent to which, the proposed amendment would exceed the capacity of such public facilities, infrastructure and services, including, but not limited to police, roads, sewage facilities, water supply, drainage, solid waste, parks and recreation, schools, and fire and emergency medical facilities.**

Water and Sewer

The existing development is serviced by a private well and onsite sewer treatment plan but it proposing to connect to the City of Leesburg's central water and sewer system.

Schools

The Lake County School Board reviewed the application and did not provide any comments on the application.

Parks

The proposed comprehensive plan amendment is not anticipated to adversely impact park capacity or levels of service.

Solid Waste

The proposed rezoning is not anticipated to adversely impact solid waste capacities or levels of service.

Public Safety

Leesburg Fire Department Station 64 is located 1.6 miles from the subject property.

Transportation Concurrency

The standard LOS for the impacted roadway of CR 33 is "D" with capacity of 920 trips in the peak direction, the segment of roadway US 27 to CR 470/CR 48 is currently operating at a capacity ratio (v/c) "C" fifty one percent (51%) of its capacity during the peak period. This project will be generating approximately one hundred and thirty-three (133) peak hour trips; with eighty seven (87) directional pm peak hour trips increasing the peak hour directional volume to v/c to fifty eight (58%). Applicant will be required to submit a Tier 2 letter requesting an exemption from full Transportation Concurrency Traffic Impact Study.

- F. Whether, and the extent to which, the proposed amendment would result in significant impacts on the natural environment.**

Any sensitive resources will be addressed through the development review process. New development will be required to meet all criteria contained within the Comprehensive Plan and LDR, as amended. The wetlands on the subject property will be protected through conservation easements.

- G. Whether, and the extent to which, the proposed amendment would affect the property values in the area.**

There is no indication that the amendment would have an adverse impact on property values.

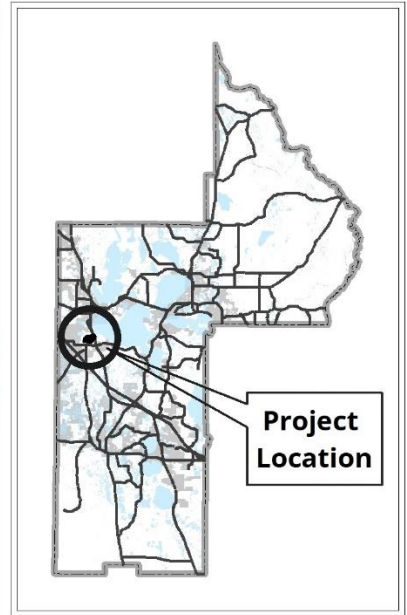
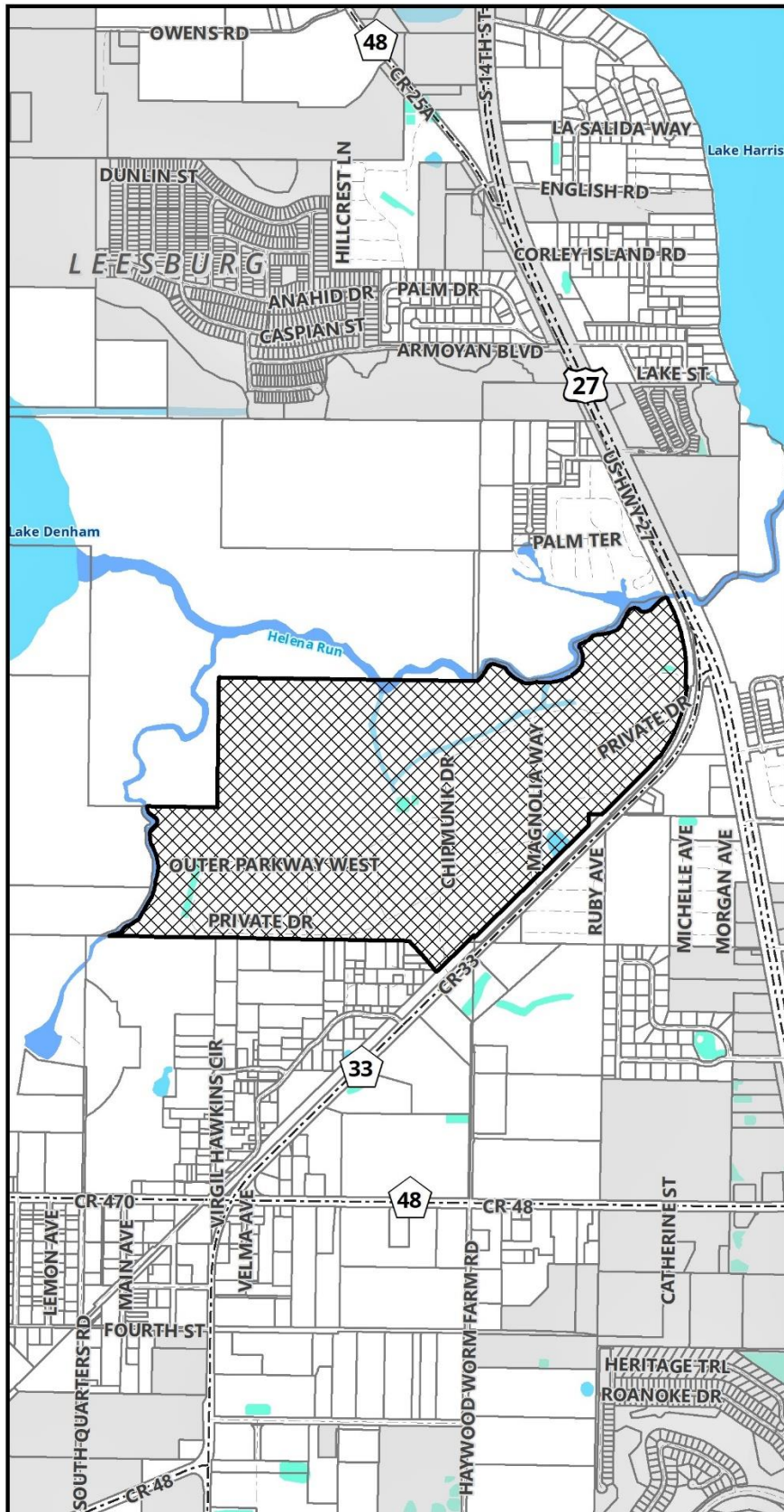
- H. Whether, and the extent to which, the proposed amendment would result in an orderly and logical development pattern, specifically identifying any negative effects on such pattern.**

The application is to establish a PUD FLUC and zoning district on the subject property to accommodate the existing travel trailer park and its proposed expansion. The subject property is surrounded by other existing mobile home parks.

**I. Whether the proposed amendment would be consistent with or advance the public interest, and in harmony with the purpose and interest of these regulations.**

The proposed amendment will be consistent with the purpose and interest of Lake County's regulations.

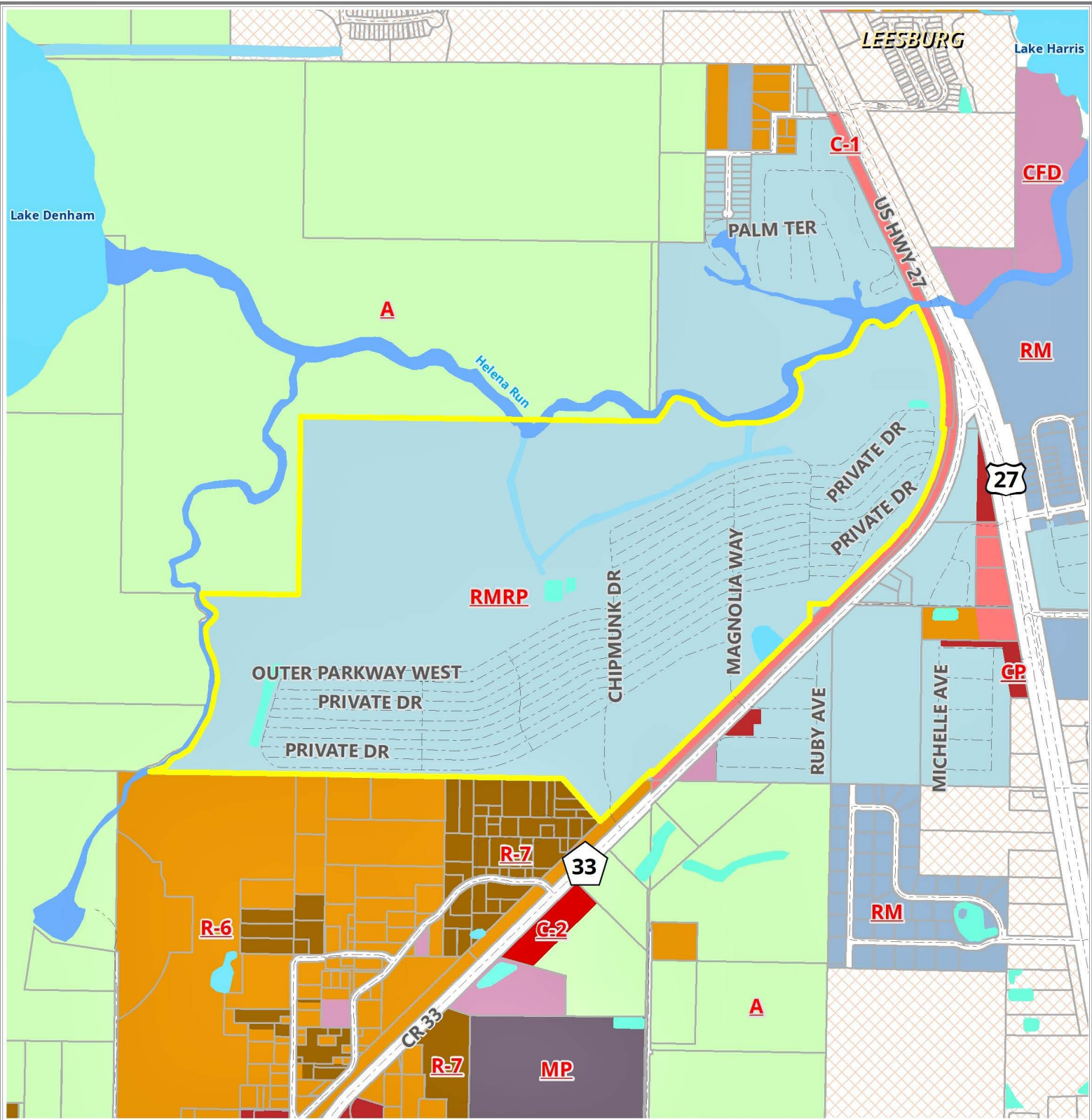
# Subject Property



**Project Location**



# CURRENT ZONING



**Zoning Legend**

- |  |  |  |  |  |
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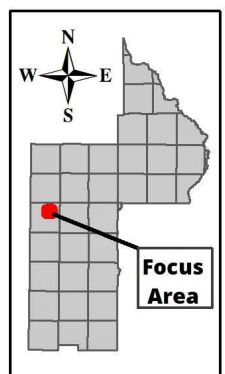
**NAME: HOLIDAY TRAVEL PROPERTY**

**CASE NUMBER: FLU-21-01-1**

**LOCATION (S-T-R): 10, 11, 15-20-24**

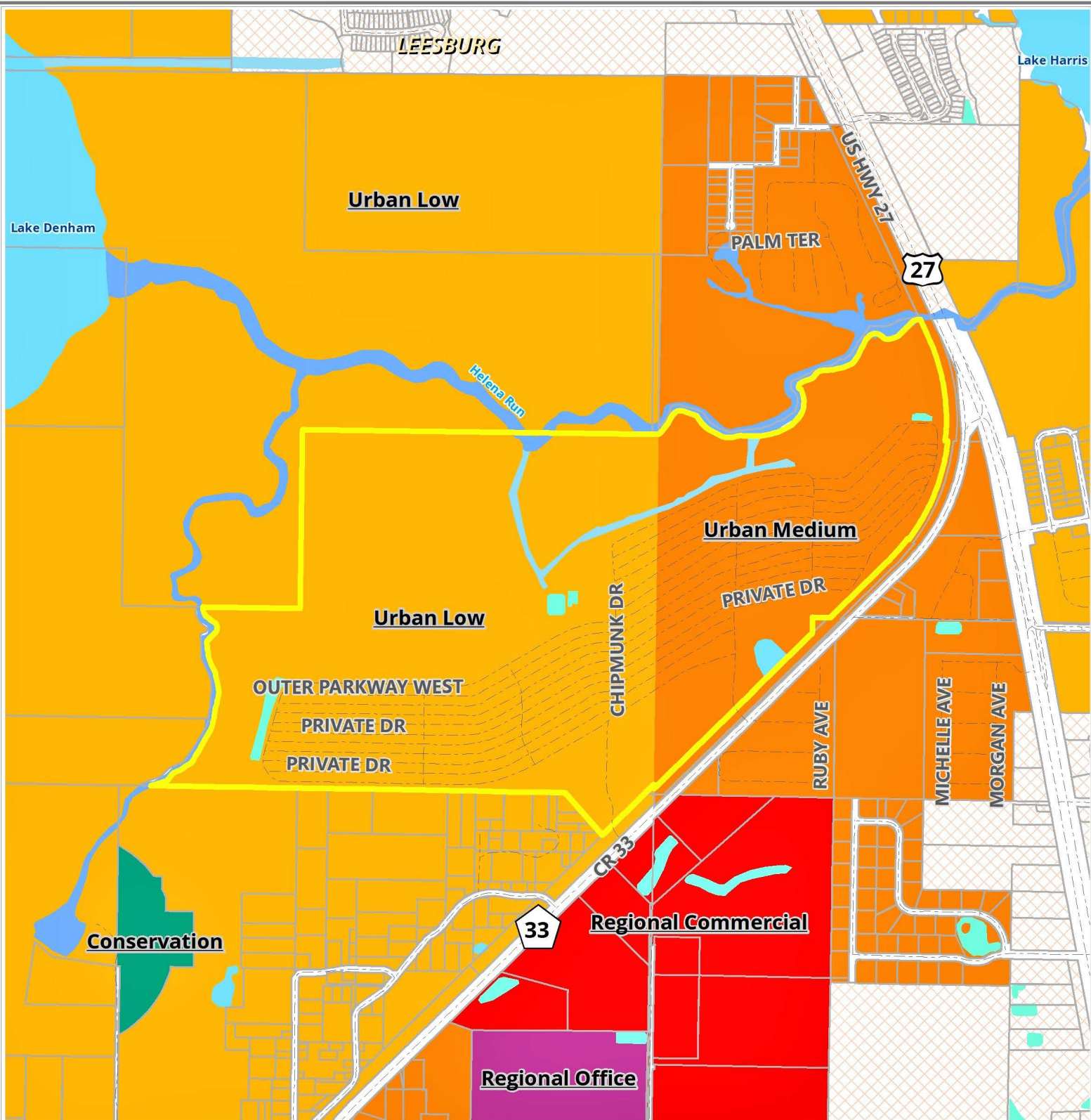
**REQUEST: URBAN LOW & URBAN MEDIUM TO HOLIDAY TRAVEL PARK**

**DISTRICT: 1**





# CURRENT FUTURE LAND USE



## Future Land Use

- |  |  |  |
|--|--|--|
|  Regional Commercial |  Urban Medium |  Conservation |
|  Regional Office     |  Urban Low    |  |

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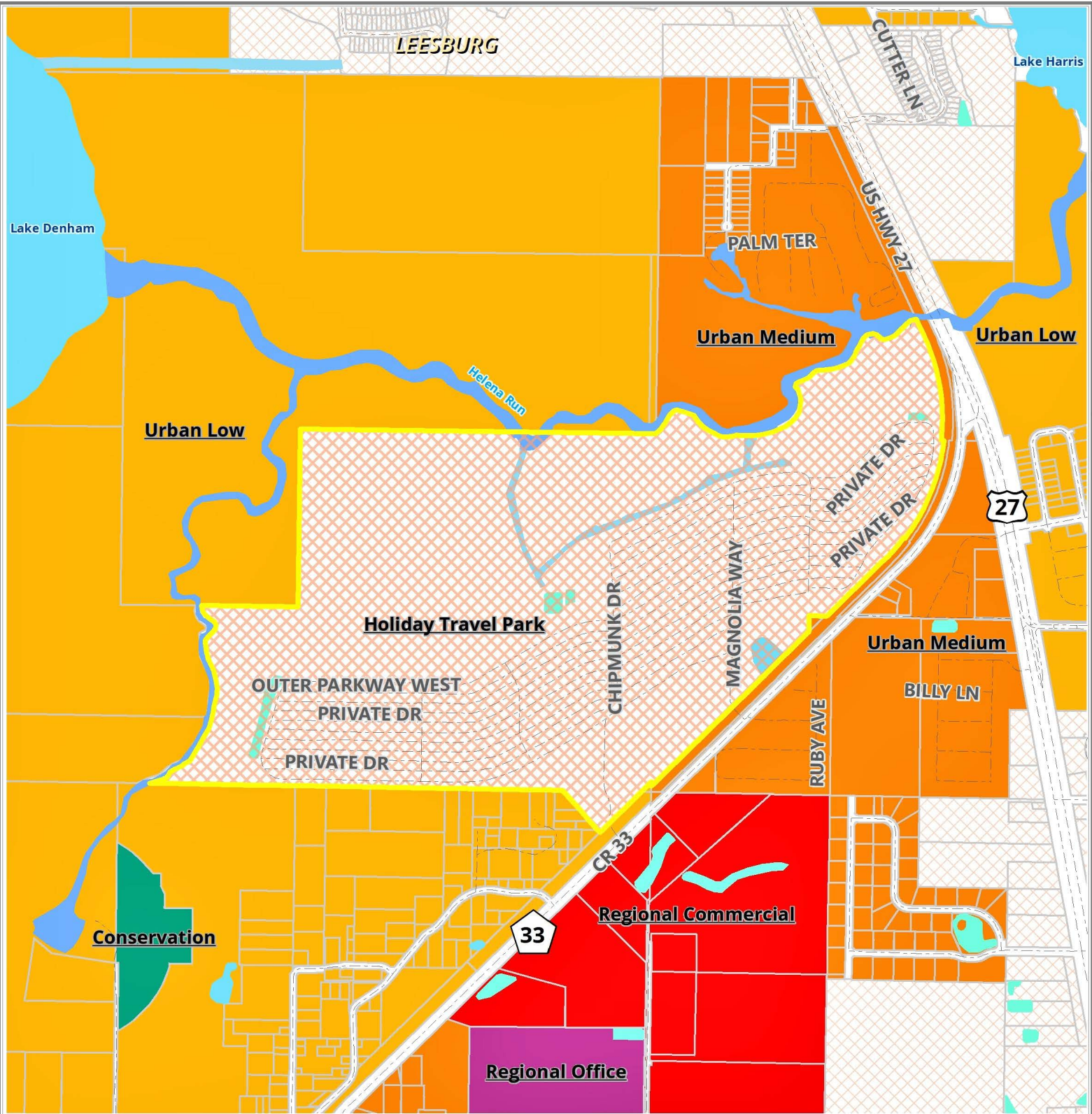
DISTRICT: **1**



Focus Area



**PROPOSED FUTURE LAND USE**



**Future Land Use**

- Regional Commercial
- Urban Medium
- Conservation
- Regional Office
- Urban Low

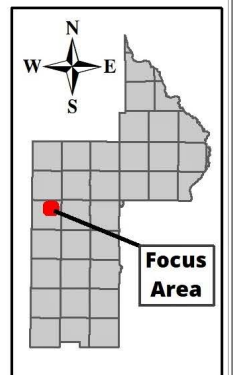
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**REQUEST: URBAN LOW & URBAN MEDIUM TO HOLIDAY TRAVEL PARK**



**ORDINANCE 2021 – XX**  
**FLU-21-01-1**  
**Holiday Travel Park**

1       **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LAKE COUNTY, FLORIDA;**  
2       **AMENDING THE FUTURE LAND USE MAP FROM URBAN LOW AND URBAN MEDIUM TO**  
3       **PLANNED UNIT DEVELOPMENT FUTURE LAND USE CATEGORY FOR A 277.93 ACRE**  
4       **PROPERTY LOCATED NORTH OF COUNTY ROAD 33 AND WEST OF U.S. HIGHWAY 27, IN THE**  
5       **LEESBURG AREA, AS DESCRIBED IN THIS ORDINANCE; AMENDING COMPREHENSIVE PLAN**  
6       **POLICY I-7.14.4 ENTITLED ‘PLANNED UNIT DEVELOPMENT LAND USE CATEGORY’ TO**  
7       **INCLUDE THE HOLIDAY TRAVEL PARK PLANNED UNIT DEVELOPMENT AND ASSOCIATED**  
8       **DEVELOPMENT PROGRAM; PROVIDING FOR PUBLICATION AS REQUIRED BY SECTION**  
9       **163.3184(11), FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN**  
10       **EFFECTIVE DATE.**  
11

12       **WHEREAS**, Chapter 163, Florida Statutes, Part II, governs growth policy, county and municipal  
13       planning, and land development regulation in the State of Florida; and

14       **WHEREAS**, Chapter 125, Florida Statutes, Section 125.01(1)(g), authorizes the Board of County  
15       Commissioners of Lake County to “[p]repare and enforce comprehensive plans for the development of the  
16       county”; and

17       **WHEREAS**, pursuant to Chapters 163 and 125, Florida Statutes, on the 25<sup>th</sup> day of May 2010, the  
18       Board of County Commissioners enacted Ordinance No. 2010-25, adopting the Lake County 2030  
19       Comprehensive Plan; and

20       **WHEREAS**, on the 23<sup>rd</sup> day of July 2010, the State of Florida Department of Community Affairs, now  
21       known as the Community Planning and Development Division of the Florida Department of Economic  
22       Opportunity, published a Notice of Intent finding the Lake County 2030 Comprehensive Plan Amendment "In  
23       Compliance" with Chapter 163, Florida Statutes; and

24       **WHEREAS**, on the 22<sup>nd</sup> day of September 2011, the Lake County 2030 Comprehensive Plan  
25       became effective and designated the property as part of the Urban Low and Urban Medium Future Land Use  
26       Category; and

27       **WHEREAS**, Section 163.3184, Florida Statutes, sets forth the process for adoption of  
28       Comprehensive Plan Amendments; and

29       **WHEREAS**, on the 7<sup>th</sup> day of April 2021, this Ordinance was heard at a public hearing before the  
30       Lake County Planning & Zoning Board in its capacity as the Local Planning Agency; and

31       **WHEREAS**, on the 27<sup>th</sup> day of April 2021, this Ordinance was heard at a public hearing before the  
32       Lake County Board of County Commissioners for approval to transmit to the state planning agency and other  
33       reviewing agencies; and

34       **WHEREAS**, on the XX day of XXXX 2021, this Ordinance was heard at a public hearing before the  
35       Lake County Board of County Commissioners for adoption; and

36       **WHEREAS**, it serves the health, safety and general welfare of the residents of Lake County to adopt  
37       the amendment to the Lake County Comprehensive Plan and Future Land Use Map.

38       **NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Lake County,  
39       Florida, that:

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1        **Section 1. Comprehensive Plan Future Land Use Map Amendment.** The 2030 Comprehensive Plan  
 2 Future Land Use Map is hereby amended to change the Future Land Use Category for the subject property,  
 3 described in Exhibit “A” attached and incorporated in this Ordinance, from Urban Low and Urban Medium to  
 4 Planned Unit Development Future Land Use Category.

5  
 6        **Section 2. Comprehensive Plan Text Amendment.** The Lake County 2030 Comprehensive Plan,  
 7 Policy I-7.14.4 entitled ‘Planned Unit Development Land Use Category,’ shall be amended to read as follows:  
 8

9        **Policy I-7.14.4 Planned Unit Development Land Use Category**

10        The following land use table details the development program, including the maximum densities and intensities,  
 11 for the adopted Planned Unit Development Future Land Use designations:

Amendment No.	Name / Location	Former FLU Designation	Development Program	Ordinance No.
FLU-19-02-4	Sorrento Pines	Rural Transition	Residential [328 dwelling units and 45% open space]	2019-73
FLU-19-07-2	Evergreen Estates	Wellness Way 1	Residential [Two (2) dwelling units per net acre]; there shall be no access, emergency or otherwise, to Flynn Court or Champagne Drive except for the 5-acre estate lots	2020 - 65
<u>FLU-21-01-1</u>	<u>Holiday Travel Park</u>	<u>Urban Low and Urban Medium</u>	<u>995 Temporary RV spaces, 112 mobile home sites and associated facilities</u>	<u>2021 - XX</u>

12  
 13  
 14        **Section 3. Advertisement.** This Ordinance was advertised pursuant to Sections 125.66 and 163.3184,  
 15 Florida Statutes.

16  
 17        **Section 4. Severability.** If any section, sentence, clause, phrase or word of this Ordinance is for any  
 18 reason held or declared to be unconstitutional, inoperative or void, such holding or invalidity shall not affect  
 19 the remaining portions of this Ordinance; and it shall be construed to have been the Commissioners’ intent  
 20 to pass this Ordinance without such unconstitutional, invalid or inoperative part therein; and the remainder of  
 21 this Ordinance, after the exclusion of such part or parts shall be deemed and held to be valid, as if such parts  
 22 had not been included herein; or if this Ordinance or any provisions thereof shall be held inapplicable to any  
 23 person, groups of persons, property, kind of property, circumstances or set of circumstances, such holding  
 24 shall not affect the applicability thereof to any other person, property or circumstances.

1        **Section 5. Effective Date.** The effective date of this plan amendment, if the amendment is not timely  
2 challenged, shall be 31 days after the state land planning agency notifies the local government that the plan  
3 amendment package is complete. If timely challenged, this amendment shall become effective on the date  
4 the state land planning agency or the Administration Commission enters a final order determining this  
5 adopted amendment to be in compliance. No development orders, development permits, or land uses  
6 dependent on this amendment may be issued or commence before it has become effective. If a final order  
7 of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made  
8 effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to  
9 the state land planning agency.

10  
11 ENACTED this \_\_\_\_ day of \_\_\_\_\_, 2021.

12  
13 FILED with the Secretary of State \_\_\_\_\_, 2021.

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15  
16 BOARD OF COUNTY COMMISSIONERS  
17 LAKE COUNTY, FLORIDA

18  
19  
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21 \_\_\_\_\_  
22 Sean M. Parks, Chairman

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24  
25 ATTEST:

26 \_\_\_\_\_  
27 Gary J. Cooney, Clerk  
28 Board of County Commissioners of  
29 Lake County, Florida

30  
31 Approved as to form and legality:

32  
33  
34 \_\_\_\_\_  
35 Melanie Marsh, County Attorney  
36



1

## Exhibit “A” – Legal Description

### PARCEL 1:

THE WEST 2/3 OF THE EAST 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

### PARCEL 2:

BEGIN AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, RUN WEST 660 FEET; THENCE RUN SOUTH 42° EAST TO THE RIGHT-OF-WAY OF THE SEABOARD COASTLINE RAILROAD; THENCE RUN NORTHEASTERLY TO THE POINT OF BEGINNING.

### PARCEL 3:

ALL OF THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LYING EAST OF BUG SPRINGS RUN, LAKE COUNTY, FLORIDA.

### PARCEL 4:

THE WEST 924 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

### PARCEL 5:

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE WEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST 396 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

### PARCEL 6:

THE EAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, LESS RAILROAD RIGHT-OF-WAY, AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

AND

THAT PART OF THE WEST 1155 FEET OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LYING WESTERLY OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, LAKE COUNTY, FLORIDA.

2

AND

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, RUN THENCE NORTH 36°00'00" EAST 155 FEET TO THE CENTER LINE OF HELENA RUN; RUN THENCE SOUTH 89°40'30" EAST 210 FEET; THENCE SOUTH 63°19'30" EAST 215 FEET; THENCE SOUTH 89°49'30" EAST 430 FEET; THENCE SOUTH 60°27'20" EAST 60.66 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4; RUN THENCE NORTH 89°49'30" WEST ALONG SAID LINE 976 FEET TO THE POINT OF BEGINNING.

**PARCEL 7:**

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 24 EAST, RUN THENCE NORTH 89°32'00" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 FOR 350.0 FEET TO THE PROPERTY OF LUXURY CAMPGROUNDS, INC.; THENCE NORTH 60°40'50" WEST ALONG THE PROPERTY LINE OF LUXURY CAMPGROUNDS, INC., FOR 60.66 FEET TO A POINT IN THE CENTER OF HELENA RUN; THENCE NORTHEASTERLY, NORTHERLY AND NORTHEASTERLY ALONG SAID CENTER LINE OF HELENA RUN TO THE WESTERLY RIGHT-OF-WAY OF THE SEABOARD COASTLINE RAILROAD; THENCE RUN SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY OF THE SEABOARD COASTLINE RAILROAD TO THE SOUTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE WESTERLY ALONG SAID SOUTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 TO THE POINT OF BEGINNING, LAKE COUNTY, FLORIDA..

**PARCEL 8:**

THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LYING NORTH AND WEST OF THE SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY, LESS THE WEST 165.00 FEET THEREOF, LAKE COUNTY, FLORIDA.

**PARCEL 9:**

BEGINNING AT A POINT 165 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 24 EAST AND IN THE SOUTH BOUNDARY LINE THEREOF, RUN THENCE NORTH 1320 FEET TO A POINT IN THE EAST AND WEST CENTER LINE OF SAID SECTION; RUN THENCE EAST ALONG SAID CENTER LINE 330 FEET; THENCE RUN

SOUTH TO A POINT ON THE NORTHWESTERLY LINE OF THE RIGHT-OF-WAY OF THE SEABOARD COASTLINE RAILROAD; THENCE RUN SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE SOUTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; RUN THENCE WEST TO THE POINT OF BEGINNING, LAKE COUNTY, FLORIDA.

THE LAND DESCRIBED AS PARCELS 1 THROUGH 9 ABOVE IS ONE AND THE SAME LAND AS DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND PROCEED NORTH 89°22'30" WEST, WITH THE NORTH LINE OF SECTION 15 TO BUG RUN; THENCE RUN NORTHERLY WITH BUG RUN TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE SOUTH 89°22'30" EAST WITH SAID NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 TO THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 0°32'00" EAST WITH THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 10 TO THE CENTER OF SAID SECTION 10; THENCE SOUTH 89°22'30" EAST WITH THE EAST-WEST MID-SECTION LINE OF SECTION 10 TO THE EAST 1/4 CORNER OF SAID SECTION 10; THENCE PROCEED NORTH 36°00'00" EAST TO HELENA RUN; THENCE EASTERLY, NORTHEASTERLY AND EASTERLY WITH HELENA RUN TO THE WESTERLY RIGHT-OF-WAY OF THE S.C.L. RAILROAD; THENCE SOUTHERLY AND SOUTHWESTERLY WITH THE WESTERLY AND THE NORTHWESTERLY RIGHT-OF-WAY OF THE S.C.L. RAILROAD TO A POINT BEARING SOUTH 42° EAST FROM THE POINT OF BEGINNING; THENCE NORTH 42° WEST TO THE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION; LESS THAT PART OF THE EAST 171.08 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11, LYING NORTHWESTERLY OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID S.C.L. RAILROAD

**PARCEL 10: AN ACCESS EASEMENT UPON THE FOLLOWING:**

THAT PART OF THE ABANDONED RAILROAD RIGHT OF WAY AND A PART OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 24 EAST IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 24 EAST IN LAKE COUNTY, FLORIDA AND RUN SOUTH 89°22'30" EAST ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 15, A DISTANCE OF 90.64 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 33, SAID RIGHT OF WAY AT THIS POINT BEING 66 FEET IN WIDTH; THENCE NORTH 45°16'31" EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 33, A DISTANCE OF 775.85 FEET TO THE POINT OF

BEGINNING OF THIS EASEMENT DESCRIPTION; FROM SAID POINT OF BEGINNING AND LEAVING SAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 33, RUN NORTH 25°38'37" WEST 25.59 FEET; THENCE NORTH 41°49'18" WEST 75.70 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE ABANDONED RAILROAD, SAID RAILROAD RIGHT OF WAY AT THIS POINT BEING 80 FEET IN WIDTH; THENCE NORTH 45°16'31" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE 42.22 FEET; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF THE ABANDONED RAILROAD RUN SOUTH 44°53'47" EAST 69.89 FEET; THENCE SOUTH 84°56'14" EAST 39.16 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 33, SAID RIGHT OF WAY AT THIS POINT BEING 66 FEET IN WIDTH; THENCE SOUTH 45°16'31" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE 79.91 FEET TO THE POINT OF BEGINNING.

1



**ORDINANCE 2021 - XX**  
**Holiday Travel Park PUD**  
**RZ-21-02-1**

1 **AN ORDINANCE OF THE LAKE COUNTY BOARD OF COUNTY COMMISSIONERS AMENDING THE LAKE**  
2 **COUNTY ZONING MAPS; AND PROVIDING FOR AN EFFECTIVE DATE.**  
3

4 **WHEREAS**, Jimmy Crawford, Esq., (the “Applicant”) submitted a rezoning application and a large-scale  
5 future land use map amendment application on behalf Venture I, LLC c/o Brandon Schilling, (the “Owner”), to  
6 amend the Future Land Use Map from Urban Low and Urban Medium Density to Planned Unit Development  
7 (PUD) on 276 acres, and rezone approximately 276 acres from Rental Mobile Home Park (RMRP) to Planned  
8 Unit Development District (PUD) to accommodate an existing travel trailer campground and recreation facility;  
9 and

10 **WHEREAS**, the subject property consists of approximately 276 +/- acres located North of County Road  
11 33 and West of U.S. Highway 27, in the Leesburg area in Section 10, Township 20 South, Range 24 East, known  
12 as Alternate Key Number 1741688, and more particularly described in Exhibit A; and

13 **WHEREAS**, the adoption of this new ordinance shall supersede and replace Ordinance #1996-51; and

14 **WHEREAS**, the Lake County Zoning Board did on the X<sup>th</sup> day of XXXXX 2021 review Petition RZ-21-  
15 02-1; after giving Notice of Hearing on petition for a change in the use of land, including notice that the Ordinance  
16 would be presented to the Board of County Commissioners of Lake County, Florida, on the XX<sup>th</sup> day of XXXXX  
17 2021; and

18 **WHEREAS**, this application was presented to the Board of County Commissioners of Lake County,  
19 Florida, concurrently with the current application to amend the Future Land Use Map (FLUM) to change the  
20 Future Land Use Category on the X<sup>th</sup> day of XXXXX, 2021; and

21 **WHEREAS**, the Board of County Commissioners reviewed the petition, the recommendations of the  
22 Lake County Zoning Board, and any comments, favorable or unfavorable, from the public and surrounding  
23 property owners at a Public Hearing duly advertised; and

24 **WHEREAS**, upon review, certain terms pertaining to the development of the above described property  
25 have been duly approved.

26 **NOW THEREFORE, BE IT ORDAINED** by the Board of County Commissioners of Lake County, Florida,  
27 that:

28 **Section 1. Terms:** The County Manager or designee shall amend the Lake County Zoning Map to Planned  
29 Unit Development (PUD) on the subject property. The uses of the property shall be limited to those  
30 uses specified in this Ordinance and generally consistent with the Conceptual Plan attached hereto  
31 as Exhibit “B”. To the extent there are conflicts between Exhibit “B” and this Ordinance, this  
32 Ordinance shall take precedence.  
33

34 **A. Permitted Land Uses.**

35 1. Travel Trailer Camp and campground facilities to include the following uses:

- 1 a. 995 spots for temporary occupancy of Recreational Vehicles (RVs).
- 2 b. 112 spaces for mobile homes for permanent occupancy.
- 3 c. Three dwelling unit; one to be used for the park manager's living facility and
- 4 two to be occupied exclusively by person(s) providing physical security only.
- 5 d. Office Building / Registration Building for the campground.
- 6 e. Bathhouses and sanitary facilities for use of the inhabitants.
- 7 f. Water dependent structures including a boat ramp and docks.
- 8 2. Active and Passive Recreational uses including, not limited to, recreation center, golf
- 9 putting greens, tennis courts, basketball courts, fenced playground, sports fields,
- 10 fitness center, pavilions and pools.
- 11 3. Commercial Uses. Commercial activities to support the campground facilities shall be
- 12 limited to general retail, convenience retail, general restaurant, and fast-food restaurant
- 13 (excluding drive thru facilities).
- 14 4. Water and Sewer facilities and associated structures.
- 15 5. Accessory uses directly associated with the above uses may be approved by the
- 16 County Manager or designee. Any other use of the site not specified above shall require
- 17 approval of an amendment to this Ordinance by the Board of County Commissioners.

18 **B. Development Standards & Conditions.** The development standards shall be as follows:

- 19 1. Development Conditions.
- 20 a. Impervious Surface Ratio for the development shall not exceed 0.60.
- 21 b. A minimum of 25% of the net buildable area of the subject property shall be
- 22 dedicated to open space, as defined in the Comprehensive Plan.
- 23 c. The maximum building height shall not exceed forty (40) feet.
- 24 d. The entire park must be enclosed by a fence five (5) feet in height, with the
- 25 exception of that portion fronting on the road; a landscaped buffer zone of
- 26 five (5) feet in depth shall be maintained on all sides except road frontage.
- 27 2. RV & Mobile Home Spaces.
- 28 a. At no time shall any trailer be parked closer than ten (10) feet to any other
- 29 travel trailer, temporary living quarters, mobile home or other structure within
- 30 such park.

- 1                                    b. Pursuant to BZA #90-2, the setback for all structures associated with the RV  
2                                    & Mobile Home sites shall be ten (10) feet from all interior roads.
- 3                                    c. RV and Mobile Home Spaces shall contain a minimum of 2,400 square feet.
- 4                                    d. Additions / accessory structures on the RV spaces are limited to screen  
5                                    rooms, awnings, vinyl windows, and storage sheds.

6                    **C. Parking Requirements.**

- 7                                    1. one parking space for each boat rental space
- 8                                    2. one parking space for each travel trailer space or any other temporary living quarters
- 9                                    3. Two (2) parking spaces shall be provided for each of the mobile homes. Each parking  
10                                    space shall contain 220 square feet.
- 11                                    4. one parking space for each 400 square feet of recreational building area

12                    **D. Landscaping Requirements.** Landscaping and screening shall be in accordance with the  
13                    Comprehensive Plan and Land Development Regulations (LDR), as amended.

14                    **E. Transportation.**

- 15                                    1. All access management shall be in accordance with the Comprehensive Plan and Land  
16                                    Development Regulations, as amended.
- 17                                    2. The developer shall submit a required traffic impact analysis and provide appropriate  
18                                    mitigation as required pursuant to the LDR, as amended.

19                    **F. Environmental.**

- 20                                    1. The existing open bodies of water and wetland areas on the subject property shall not  
21                                    be mitigated and shall be placed in a conservation easement. The conservation  
22                                    easement shall allow water dependent structures within the wetlands.
- 23                                    2. All development shall maintain a fifty (50) foot upland buffer around the wetlands which  
24                                    shall be included in the conservation easement. Uses within the upland buffer are  
25                                    limited to passive recreation activities, limited stormwater facilities, water dependent  
26                                    structures, activities which slow or eliminate soil erosion problems, and wildlife  
27                                    monitoring stations.
- 28                                    3. All portions of water dependent structures which will be immersed in or touch wetlands  
29                                    and/or surface waters shall be constructed from materials that will not degrade water  
30                                    quality of the wetland and/or surface water, such as, but not limited to non-treated wood  
31                                    and concrete.

1                   **G. Stormwater Management.**

- 2                   1. The stormwater management system shall be designed in accordance with all  
3                   applicable Lake County and St. Johns River Water Management District (SJRWMD)  
4                   requirements; as amended.
- 5                   2. The developer shall be responsible for any flood studies required for developing the  
6                   site and comply with FEMA, Comprehensive Plan and Land Development Regulations,  
7                   as amended. Any development within the floodplain as identified on the FEMA maps  
8                   will required compensating storage.

9                   **H. Signage.** All signs shall be consistent with the LDR, as amended.

- 10                  **I. Utilities.** Central water and sewer shall be provided to the development prior to construction  
11                  plan and/or site plan approval. A copy of the utility service agreement shall be provided to the  
12                  County.

13                  **J. Mass Grading for Site Development.**

- 14                  1. The mass grading for the development shall not remove any dirt, sand or soil, since  
15                  the 200% required retention allowable threshold has been accounted for in the previous  
16                  phase of development which consisted of mass grading.
- 17                  2. All grading for the site development shall be in accordance with the Comprehensive  
18                  Plan and LDR, as amended.

19                  **K. Concurrency Management Review and Impact Fees.** Concurrency shall be met prior to the  
20                  issuance of any development order, consistent with the LDR, as amended.

- 21                  1. Resort Residential Units, which are deed restricted to short term occupancy, shall be  
22                  considered a commercial use and shall not be subject to school concurrency.
- 23                  2. Residential Dwelling units shall be subject to school concurrency and all other  
24                  applicable impact fees.

25                  **L. Development Review and Approval.**

- 26                  1. Prior to the issuance of any permits, the Owners will be required to submit a preliminary  
27                  plat, construction plans, and final plat generally consistent with EXHIBIT B - Conceptual  
28                  Plan for review and approval in accordance with the Comprehensive Plan and LDR, as  
29                  amended.
- 30                  2. A proposed amendment to an approved PUD land use designation that increases the  
31                  approved intensities or densities of the PUD without a corresponding decrease in  
32                  another portion of the PUD and resulting in greater off-site impacts shall require an  
33                  amendment to the Comprehensive Plan.



1           **M. PUD Expiration.** Physical development shall commence within three (3) years from the date  
2           of this Ordinance approval. Failure to commence construction within three (3) years of approval  
3           shall cause the revocation of this ordinance, in accordance with the Comprehensive Plan or  
4           superseding documents amended. Prior to expiration of the three-year time frame, the Board  
5           of County Commissioners may grant, via a Public Hearing, one (1) extension of the time frame  
6           for a maximum of two (2) years upon a showing that reasonable efforts have been made  
7           towards securing the required approvals and commencement of work.

8           **N. Future Amendments to Statutes, Code, Plans, and/or Regulations.** The specific references  
9           in this Ordinance to the Florida Statutes, Florida Administrative Code, Lake County  
10          Comprehensive Plan, and the LDR shall include any future amendments to the Statutes, Code,  
11          Plans, and/or Regulations.

12   **Section 2. Conditions** as altered and amended which pertain to the above tract of land shall mean:

13           **A.** After establishment of the facilities as provided herein, the property shall only be used for the  
14           purposes named in this Ordinance. Any other proposed use must be specifically authorized by  
15           the Board of County Commissioners.

16           **B.** No person, firm, or corporation shall erect, construct, enlarge, alter, repair, remove, improve,  
17           move, convert, or demolish any building, structure, add other uses, or alter the land in any  
18           manner within the boundaries of the above described land without first obtaining the necessary  
19           approvals in accordance with the Lake County Code, as amended, and obtaining the permits  
20           required from the other appropriate governmental agencies.

21           **C.** This Ordinance shall inure to the benefit of, and shall constitute a covenant running with the  
22           land and the terms, conditions, and provisions hereof, and shall be binding upon the present  
23           Owners and any successors, and shall be subject to each and every condition herein set out.

24           **D.** Construction and operation of the proposed use shall always comply with the regulations of this  
25           and other governmental permitting agencies.

26           **E.** The transfer of ownership or lease of any or all of the property described in this Ordinance shall  
27           be included in the transfer or lease agreement, a provision that the purchaser or lessee is made  
28           good and aware of the conditions established by this Ordinance and agrees to be bound by  
29           these conditions. The purchaser or lessee may request a change from the existing plans and  
30           conditions by following procedures contained in the LDR, as amended.

31           **F.** The Lake County Code Enforcement Special Master shall have authority to enforce the terms  
32           and conditions set forth in this ordinance and to recommend that the ordinance be revoked.

33   **Section 3. Severability:** If any section, sentence, clause or phrase of this Ordinance is held to be invalid or  
34   unconstitutional by any court of competent jurisdiction, the holding will in no way affect the validity  
35   of the remaining portions of this Ordinance.

36  
37

1 **Section 4. Filing with the Department of State.** The clerk is hereby directed forthwith to send a copy of this  
2 Ordinance to the Secretary of State for the State of Florida in accordance with Section 125.66,  
3 Florida Statutes.  
4

5  
6 **Section 5. Effective Date.** This Ordinance shall become effective as provided by law.  
7

8 ENACTED this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

9  
10 FILED with the Secretary of State \_\_\_\_\_, 2021.

11  
12 EFFECTIVE \_\_\_\_\_, 2021.  
13

14  
15 **BOARD OF COUNTY COMMISSIONERS**  
16 **LAKE COUNTY, FLORIDA**  
17

18  
19 \_\_\_\_\_  
20 **Sean M. Parks, Chairman**  
21

22  
23 **ATTEST:**  
24

25  
26 \_\_\_\_\_  
27 **Gary J. Cooney, Clerk of the**  
28 **Board of County Commissioners**  
29 **Lake County, Florida**  
30

31  
32  
33 **APPROVED AS TO FORM AND LEGALITY**  
34

35  
36 \_\_\_\_\_  
37 **Melanie Marsh, County Attorney**  
38

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EXHIBIT A. Legal Description.

**PARCEL 1:**

THE WEST 2/3 OF THE EAST 3/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

**PARCEL 2:**

BEGIN AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, RUN WEST 660 FEET; THENCE RUN SOUTH 42° EAST TO THE RIGHT-OF-WAY OF THE SEABOARD COASTLINE RAILROAD; THENCE RUN NORTHEASTERLY TO THE POINT OF BEGINNING.

**PARCEL 3:**

ALL OF THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LYING EAST OF BUG SPRINGS RUN, LAKE COUNTY, FLORIDA.

**PARCEL 4:**

THE WEST 924 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

**PARCEL 5:**

THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND THE WEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST 396 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

**PARCEL 6:**

THE EAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, LESS RAILROAD RIGHT-OF-WAY, AND THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA.

AND

THAT PART OF THE WEST 1155 FEET OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LYING WESTERLY OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD, LAKE COUNTY, FLORIDA.

3

AND

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, RUN THENCE NORTH 36°00'00" EAST 155 FEET TO THE CENTER LINE OF HELENA RUN; RUN THENCE SOUTH 89°40'30" EAST 210 FEET; THENCE SOUTH 63°19'30" EAST 215 FEET; THENCE SOUTH 89°49'30" EAST 430 FEET; THENCE SOUTH 60°27'20" EAST 60.66 FEET TO THE SOUTH LINE OF SAID NORTHWEST 1/4; RUN THENCE NORTH 89°49'30" WEST ALONG SAID LINE 976 FEET TO THE POINT OF BEGINNING.

**PARCEL 7:**

BEGIN AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 24 EAST, RUN THENCE NORTH 89°32'00" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4 FOR 350.0 FEET TO THE PROPERTY OF LUXURY CAMPGROUNDS, INC.; THENCE NORTH 60°40'50" WEST ALONG THE PROPERTY LINE OF LUXURY CAMPGROUNDS, INC., FOR 60.66 FEET TO A POINT IN THE CENTER OF HELENA RUN; THENCE NORTHEASTERLY, NORTHERLY AND NORTHEASTERLY ALONG SAID CENTER LINE OF HELENA RUN TO THE WESTERLY RIGHT-OF-WAY OF THE SEABOARD COASTLINE RAILROAD; THENCE RUN SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY OF THE SEABOARD COASTLINE RAILROAD TO THE SOUTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 11; THENCE WESTERLY ALONG SAID SOUTH LINE OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 TO THE POINT OF BEGINNING, LAKE COUNTY, FLORIDA..

**PARCEL 8:**

THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LYING NORTH AND WEST OF THE SEABOARD COASTLINE RAILROAD RIGHT-OF-WAY, LESS THE WEST 165.00 FEET THEREOF, LAKE COUNTY, FLORIDA.

**PARCEL 9:**

BEGINNING AT A POINT 165 FEET WEST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 24 EAST AND IN THE SOUTH BOUNDARY LINE THEREOF, RUN THENCE NORTH 1320 FEET TO A POINT IN THE EAST AND WEST CENTER LINE OF SAID SECTION; RUN THENCE EAST ALONG SAID CENTER LINE 330 FEET; THENCE RUN

SOUTH TO A POINT ON THE NORTHWESTERLY LINE OF THE RIGHT-OF-WAY OF THE SEABOARD COASTLINE RAILROAD; THENCE RUN SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE SOUTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11; RUN THENCE WEST TO THE POINT OF BEGINNING, LAKE COUNTY, FLORIDA.

THE LAND DESCRIBED AS PARCELS 1 THROUGH 9 ABOVE IS ONE AND THE SAME LAND AS DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA, AND PROCEED NORTH 89°22'30" WEST, WITH THE NORTH LINE OF SECTION 15 TO BUG RUN; THENCE RUN NORTHERLY WITH BUG RUN TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 20 SOUTH, RANGE 24 EAST, LAKE COUNTY, FLORIDA; THENCE SOUTH 89°22'30" EAST WITH SAID NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 TO THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4; THENCE NORTH 0°32'00" EAST WITH THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 10 TO THE CENTER OF SAID SECTION 10; THENCE SOUTH 89°22'30" EAST WITH THE EAST-WEST MID-SECTION LINE OF SECTION 10 TO THE EAST 1/4 CORNER OF SAID SECTION 10; THENCE PROCEED NORTH 36°00'00" EAST TO HELENA RUN; THENCE EASTERLY, NORTHEASTERLY AND EASTERLY WITH HELENA RUN TO THE WESTERLY RIGHT-OF-WAY OF THE S.C.L. RAILROAD; THENCE SOUTHERLY AND SOUTHWESTERLY WITH THE WESTERLY AND THE NORTHWESTERLY RIGHT-OF-WAY OF THE S.C.L. RAILROAD TO A POINT BEARING SOUTH 42° EAST FROM THE POINT OF BEGINNING; THENCE NORTH 42° WEST TO THE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION; LESS THAT PART OF THE EAST 171.08 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11, LYING NORTHWESTERLY OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID S.C.L. RAILROAD

**PARCEL 10: AN ACCESS EASEMENT UPON THE FOLLOWING:**

THAT PART OF THE ABANDONED RAILROAD RIGHT OF WAY AND A PART OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 20 SOUTH, RANGE 24 EAST IN LAKE COUNTY, FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SECTION 15, TOWNSHIP 20 SOUTH, RANGE 24 EAST IN LAKE COUNTY, FLORIDA AND RUN SOUTH 89°22'30" EAST ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 15, A DISTANCE OF 90.64 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 33, SAID RIGHT OF WAY AT THIS POINT BEING 66 FEET IN WIDTH; THENCE NORTH 45°16'31" EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 33, A DISTANCE OF 775.85 FEET TO THE POINT OF

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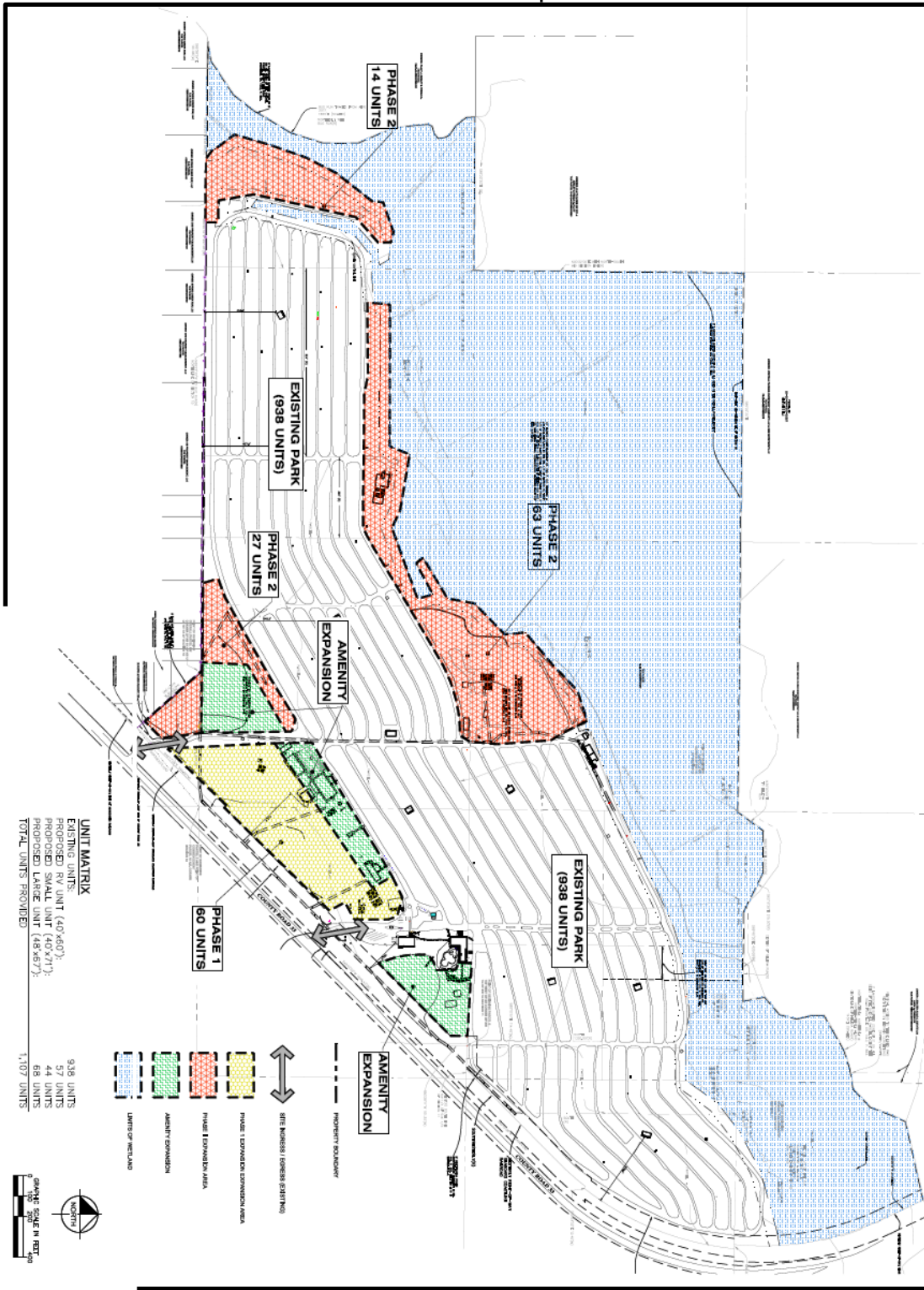
BEGINNING OF THIS EASEMENT DESCRIPTION; FROM SAID POINT OF BEGINNING AND LEAVING SAID WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 33, RUN NORTH 25°38'37" WEST 25.59 FEET; THENCE NORTH 41°49'18" WEST 75.70 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE ABANDONED RAILROAD, SAID RAILROAD RIGHT OF WAY AT THIS POINT BEING 80 FEET IN WIDTH; THENCE NORTH 45°16'31" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE 42.22 FEET; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE OF THE ABANDONED RAILROAD RUN SOUTH 44°53'47" EAST 69.89 FEET; THENCE SOUTH 84°56'14" EAST 39.16 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 33, SAID RIGHT OF WAY AT THIS POINT BEING 66 FEET IN WIDTH; THENCE SOUTH 45°16'31" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE 79.91 FEET TO THE POINT OF BEGINNING.

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EXHIBIT B. Concept Plan.



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